FILE NUMBER
300531

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Daniel Z. Heller P.O. Box 60865 Nashville, TN 37206	(same as owner)

BILL GARRETT, Davidson County
Trans:T20100061732 DEEDWARR
Recvd: 09/30/10 13:52 2 pgs
Fees:13.00 Taxes:338.55
20100930-0078002

GENERAL WARRANTY DEED

This indenture is made and entered into this 28th day of September, 2010 between **Douglas M. Harris** (hereinafter referred to as "GRANTOR") and **Daniel Z. Heller** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in Davidson County, Tennessee and being more particularly described as follows:

Lots No. 18 and 19 of the Waters Place Subdivision, Section as shown by a map of record in Book 332 at pages 136 and 137 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

SAID Lots No. 18 and 19 front together 241.2 feet on the northeasterly side of Maxey Lane and run back between lines, 175 feet on the southwesterly line of Lot No. 18 along the southeasterly margin of a 12 foot alley, and 51.5 feet on the southeasterly line of Lot No. 19 along the northwesterly margin of Oakhurst Avenue, to an alley in the rear on which they measure 163.5 feet, more or less.

BEING the same property conveyed to Douglas M. Harris by instruments of record in Book 7497 at page 386 and Book 5876 at page 976 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 072.07-0-238.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Douglas M. Harris

Douglas M. Harris

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Douglas M. Harris** to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 28 day of September, 2010.

SEAL

ALYSSA N. HAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 07-21-2014

NOTARY PUBLIC
COMMISSION EXPIRES: 7/21/14

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $91,500.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 28 DAY OF September, 2010.

SEAL

ALYSSA N. HAY STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 07-21-2014

NOTARY PUBLIC
COMMISSION EXPIRES: 7/21/14